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4, Langham Court . Sheringham . NR26 8UF



Guide £220,000

BEAUTIFULLY PRESENTED APARTMENT IDEAL FOR HOME OR INVESTMENT

Langham Court is a modern block of apartments and maisonettes located just west of the Town yet within easy reach of the Town Centre and transport facilities. This apartment, which has a recently renewed gas central heating system, is on the ground floor and has its own entrance via a part glazed UPVC door. This opens to a generous entrance hall. Immediately off the hallway is the recently upgraded kitchen with its comprehensive range of white units with grey work surfaces and metro styled, tiled splashbacks. There is provision for a washing machine and the electric oven and hob are built in. The kitchen then leads to the very generous sitting room with its window and patio doors opening to the south facing gardens at the rear. An inner hallway then leads to the remaining rooms including the large double bedroom, also overlooking the gardens, the newly fitted bathroom with a three-piece suite and over bath shower and finally the second bedroom overlooking the front. There is a lock up GARAGE at the rear with a new door and electricity supply.

Langham Court stands in neatly maintained communal gardens. There is an area designated for trade and visitor parking. The apartment has approximately 164 years remaining on the lease although it will be sold with a share of the Freehold.



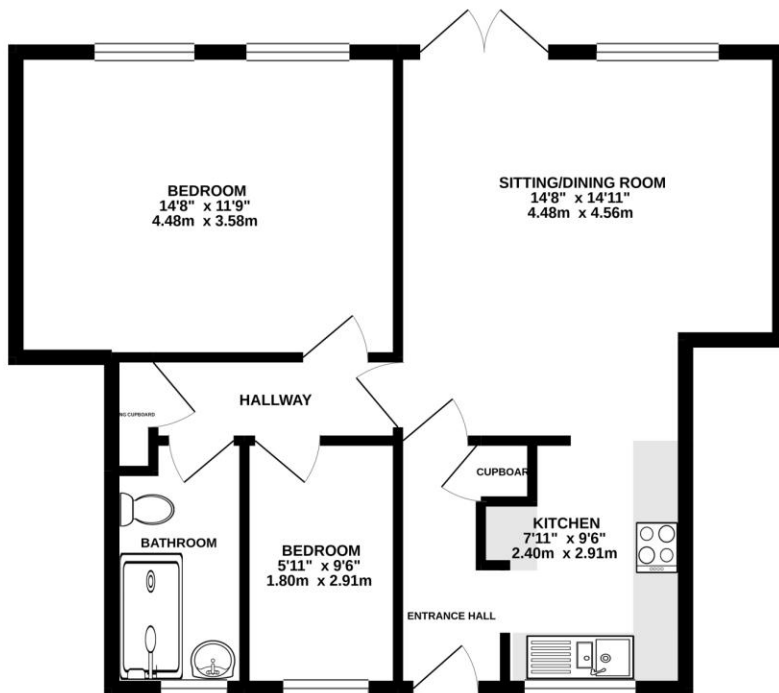
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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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